



*Gateway to a good life*

# *Comprehensive Planning*

**A work in progress!**



# Why Plan...

## ■ 3-19-9. Master plan; purposes

The Planning commission shall prepare and adopt a master plan for the physical development of the municipality and the area within the planning and platting jurisdiction...

The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and **harmonious development** of the municipality in accordance with **existing and future needs**, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development

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If you fail to plan..... you are planning to fail.

# **Zoning conformance to comprehensive plan 3-21-5**

- The regulations and restrictions of the county or municipal zoning authority are to be in accordance with a comprehensive plan and be designed to:
    - ❑ **Lessen congestion** in streets and public ways
    - ❑ Secure safety from fire, floodwaters, danger
    - ❑ Control and abate **unsightly use of buildings or land**
    - ❑ Prevent overcrowding of land
    - ❑ Avoid undue concentration of population
    - ❑ **Facilitate adequate provision for transportation, water, sewer, schools, parks and other public requirements**
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# Comprehensive Planning Goals

1. Promotion of **redevelopment of land** with existing infrastructure and public services
  2. Encouragement of **neighborhood designs** that support transportation choices
  3. **Protection of natural areas**
  4. Preservation of cultural, historic and archaeological sites
  5. Building **community identity**
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# Comprehensive Planning Goals

6. Providing adequate supply of **affordable housing** for all income levels
  7. Providing infrastructure, services & developable land
  8. Promote expansion or stabilization of the **economic base and job creation**
  9. Balancing individual property rights
  10. Provide an integrated, efficient and **economical transportation system** that meets the needs of all citizens.
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# Categories

## Comprehensive Plan

- Land use
- Housing
- Transportation
- Infrastructure
- Economic Development
- Implementation

Customize to identify current and future needs of your community.



*Additional components can be added such as GIS mapping, drainage, downtown, tourism, historic preservation*

# Actions consistent with the Plan



- Accompanying maps, plats and charts
- Annexations
- Cooperative boundary agreements
- Local subdivision regulations
- Extraterritorial plat review
- Impact fee ordinances
- Recommendations for the physical development
  - Streets, bridges, parkways, parks, playgrounds, floodways, waterways, waterfront development, airports, grounds, places and spaces

# What really is the point in comprehensive planning

- **Create a VISION for your future**
- **Create goals and objectives**
  - **Specific methods and techniques**
    - indicators to help measure the progress
    - Address changes that should and/or will occur if the plan is implemented
- **Everyone think about the long-range consequences of current decisions to result in wiser, more sustainable actions.**



# When you talk about planning

## There are Issues / Concerns

- Land used inefficiently
- Improper zoning or lack of zoning
- Redevelopment -
- Downtown revitalization
- Fragmented decision making – conflicting decisions
- Citizens only get involved to oppose new development or when they don't like **change**



**MANAGING CONFLICT COMES WITH THE PLAN**

# Why can't our town look like it use to?







# Best Practices in Comprehensive Planning

- Broad Public Involvement – Visioning process
- Alternate Land use Scenarios and Quantitative Analysis of Alternatives
- Physical land use planning strategies which will influence community's growth
- Clarity in policies - Internal consistency
- Tie to current planning and capital budgeting

# Methods/ Techniques

## How do we create a sense of place?

- Smart Growth Planning - a **continuous** process to guide the development, redevelopment and investment of resources into your community and neighborhoods to promote citizens' aspiration for an enhanced quality of life, infrastructure and land use.
- Smart growth will also assist economic development by facilitating a coordinated approach to needed investment and policies.

# Smart Growth Planning Form Based Zoning Codes

Growth presents opportunity for progress.

- ❑ Smart growth strategies can create new neighborhoods and maintain existing ones that are **attractive, convenient, safe and healthy**.
- ❑ Foster design that encourages social, civic, and physical activity while protecting the environment while **stimulating economic growth**.

# Smart Growth Strategies

- ❑ Encourage community collaboration
- ❑ Create walk able neighborhoods
- ❑ Foster distinctive, attractive communities with a strong sense of place
- ❑ Make development decisions predictable, fair and cost effective
- ❑ Infill development encouraged
- ❑ Create public gathering places and protect public open land
- ❑ Protect historic culture



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# Smart Growth Principles

- Mix land uses
  - Take advantage of compact building design
  - Create a range of housing opportunities and choices
  - Create walk able neighborhoods
  - Foster distinctive, attractive community with a strong sense of place
  - Preserve cultural resources and history of the community
  - Make development decisions predictable, fair and cost effective
  - Encourage community and stakeholder collaboration
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# Smart Growth starts with:

- **VISION — Community Input**
- Community stakeholders determine what they like, what they don't
  - What they want to change
  - Choices about mixed use development
  - Identification of historical and cultural resources
  - Good return on public investment
  - Greater opportunity

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## COMMUNITY CHARRETTE

# Designing with Citizens



Starts with drawing the Boundary

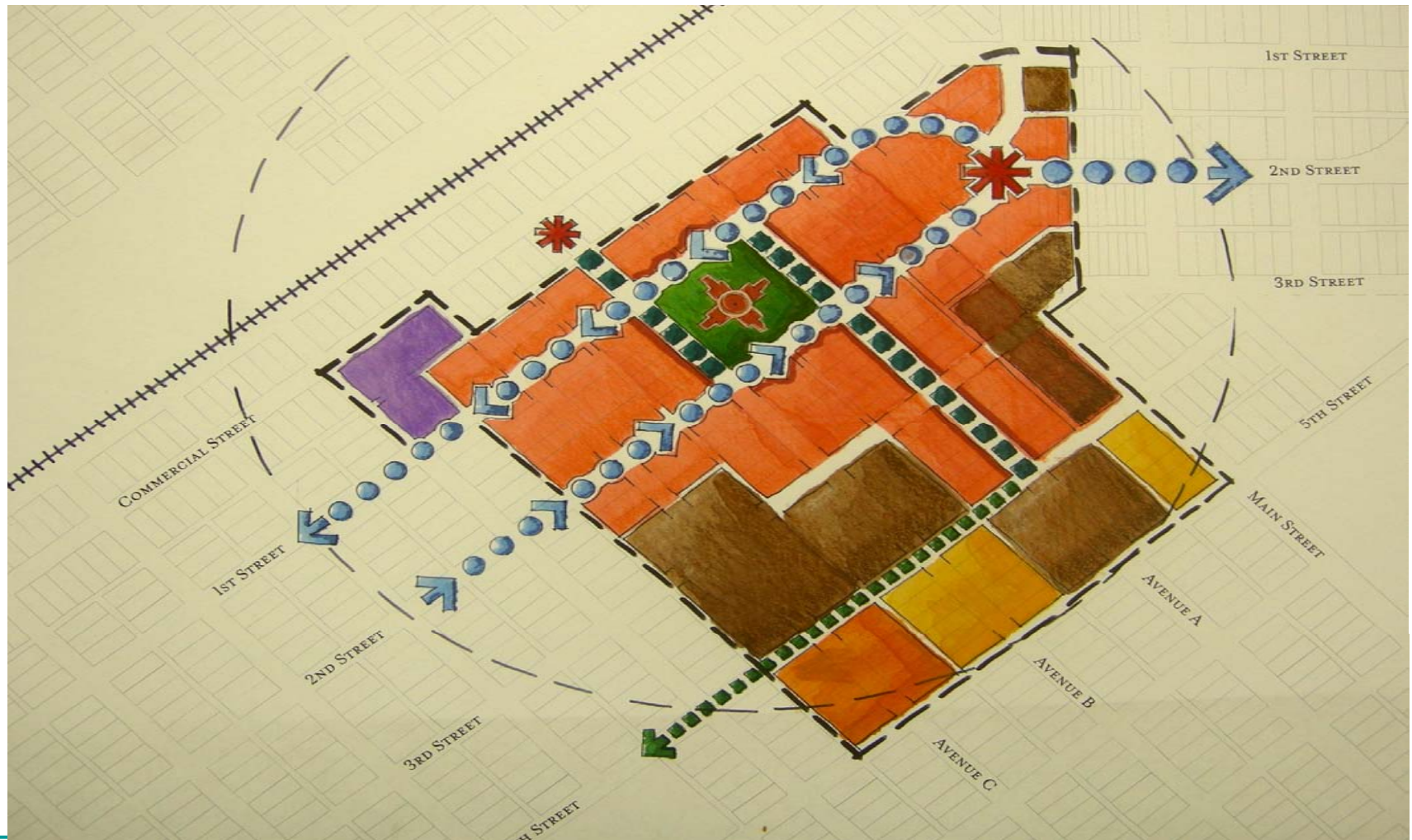
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# Cornerstones of the Plan

- Calm Traffic, Balance the Needs of the Pedestrian
- Promote Infill that Reflects Surrounding Context on Underutilized Land
- Encourage Activity After 5 PM and On Weekends
- Restore and Retain the Area's Character
- Provide Opportunities for People Spaces



# Portales Downtown Plan



CHARACTER ZONES



# Character Areas

## RESHAPE THE DOWNTOWN GATEWAY

- ENTRYWAY TO DOWNTOWN
- FOSTER BUILDING OPPORTUNITY
- RECONFIGURE BLOCKS
- ELIMINATE DUPLICATE STREETS

## RESTORE THE COURTHOUSE SQUARE

- GREEN THE SQUARE
- FOCUS RETAIL ACTIVITY AROUND THE SQUARE
- RETURN MAIN & AVENUE A TO 2-WAY STREETS
- CREATE OPPORTUNITIES FOR ON-STREET PARKING

## RETHINK THE DEPOT AREA

- RELOCATE & RESTORE TRAIN DEPOT
- CREATE PUBLIC GATHERING SPACE
- INTEGRATE WITH SQUARE & MAIN ST
- ADD BUS DROP-OFF LOCATION

## ENHANCE MAIN STREET

- RECONFIGURE TREE PLANTING, PARKING ISLANDS
- RESTORE THE YAM THEATER
- ENCOURAGE THE ARTS
- FOCUS RETAIL ACTIVITY ALONG MAIN

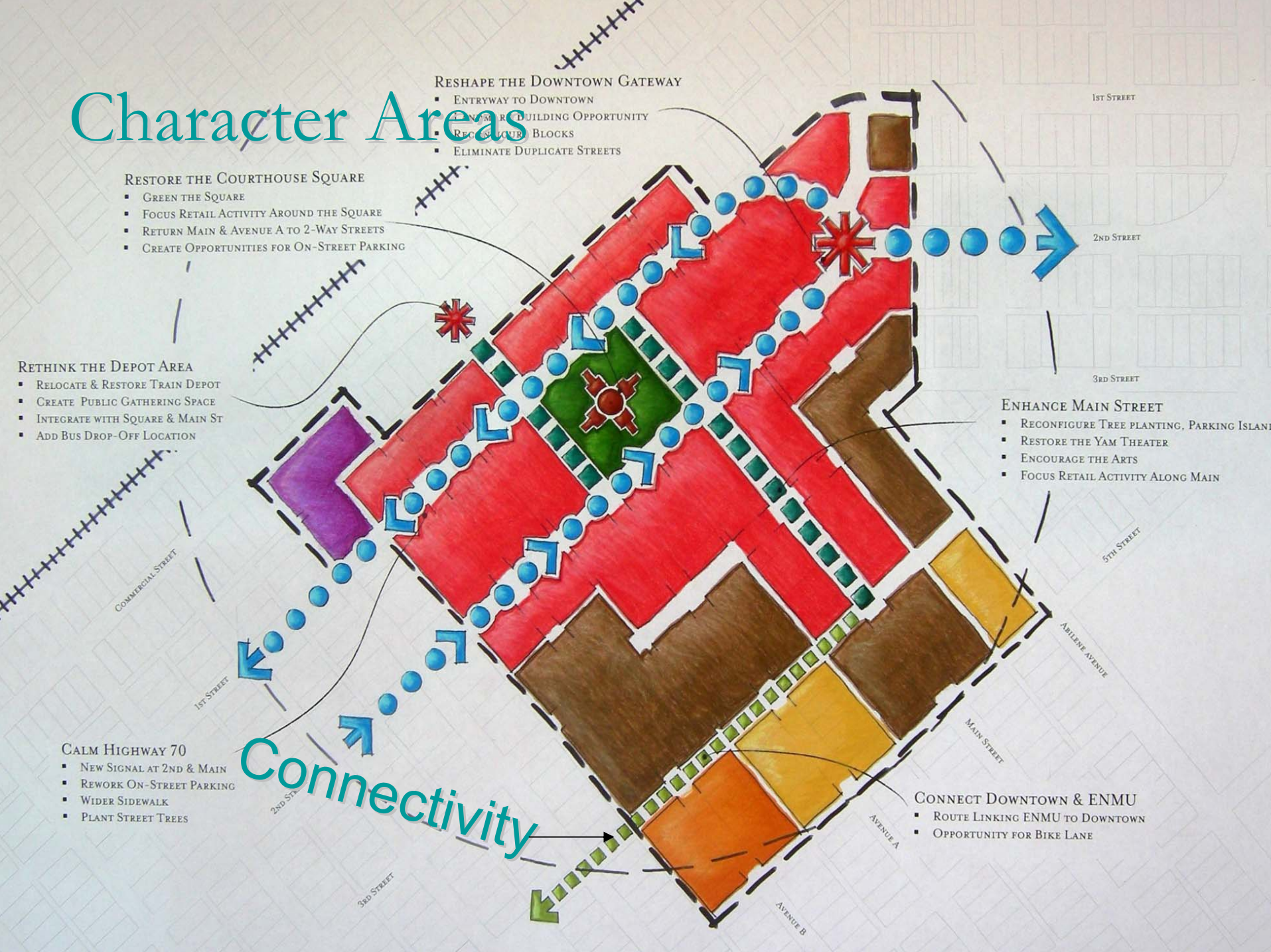
## CALM HIGHWAY 70

- NEW SIGNAL AT 2ND & MAIN
- REWORK ON-STREET PARKING
- WIDER SIDEWALK
- PLANT STREET TREES

## CONNECT DOWNTOWN & ENMU

- ROUTE LINKING ENMU TO DOWNTOWN
- OPPORTUNITY FOR BIKE LANE

Connectivity





# Connect Downtown and ENMU



# Special Places

- Downtown Gateway
- Courthouse Square
- Depot Area
- Main Street
- Portales Inn



# Depot Area





# Courthouse Square





# Portales, New Mexico

## Courthouse Square



Portales, New Mexico

## Courthouse Square



Steve Price – Urban Advantage



Portales, New Mexico

## Courthouse Square



Steve Price – Urban Advantage



Portales, New Mexico

# Courthouse Square



Steve Price – Urban Advantage

Portales, New Mexico

# Main Street



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# Existing Project Funding

\$514,750	Courthouse Streetscape
\$683,098	Yam Theater Renovation
\$250,000	Downtown Housing
\$100,000	Street Improvements
\$ 50,000	Portales Inn Parking
\$ 90,000	Portales Transportation Plan
\$ 15,000	Mayor's Tree/Landscape Fund
\$ 10,000	Gateway Median Improvements

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**\$ 1,712,848**



# Portales Inn



Lee Jones — Third Coast Design Studio



Portales, New Mexico

# Portales Inn

Boarded Windows



Steve Price – Urban Advantage

Portales, New Mexico

## Portales Inn





Portales, New Mexico

## Portales Inn



Steve Price – Urban Advantage



Portales, New Mexico

## Portales Inn

Decorative wall



Steve Price – Urban Advantage



Portales, New Mexico

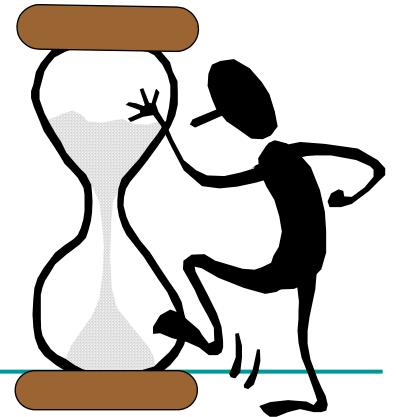
## Portales Inn



Steve Price – Urban Advantage

# All good things happen over time

- Plan in Phases
  - Infrastructure Capital Infrastructure Plan
- Budget accordingly
- Current Activity – Partner with Local Organizations
  - Main Street Organization
  - Economic Development Corporation
- Grants/ Special Funding
  - Leverage Resources



# Catalog of Local Assistance

<http://cpi.nmdfa.state.nm.us>

## ■ **Department of Transportation**

- [Railroad Planning and Projects](#)
- [New Mexico State Infrastructure Bank](#)
- [County Arterial Program](#)
- [Cooperative Agreements Program](#)
- [Municipal Arterial Program](#)
- [School Bus Routes Program](#)
- [Ride Share Program](#)
- [Urbanized Area Formula Program](#)
- [Elderly and Disabled Transportation Program](#)
- [Metropolitan Transportation Planning](#)
- [Rural Public Transit Assistance Program](#)
- [Community Driving While Impaired Prevention Program](#)
- [Highway Safety 402 Program](#)
- [Surface Transportation Program](#)
- [Traffic Safety Education And Enforcement Program](#)
- [Transportation Enhancement Activities](#)

# Catalog of Local Assistance

<http://cpi.nmdfa.state.nm.us>

## ■ **Department of Cultural Affairs**

- Historic Preservation Certified Local Governments Program
- Prehistoric And Historic Sites Preservation
- New Mexico Coalition For Literacy Program
- National Endowment For The Arts Partnership
- Public Art Program
- State Grants In Aid To Public Libraries

## ■ **Economic Development Department**

- Job Training Incentive Program
- Cooperative Advertising Program
- MainStreet Program
- Community Development Revolving Loan Fund

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# Catalog of Local Assistance

<http://cpi.nmdfa.state.nm.us>

## ■ **New Mexico Finance Authority**

- [Drinking Water Revolving Loan Fund](#)
- [Public Project Revolving Loan Fund](#)
- [Water/Wastewater Grant Fund](#)

## ■ **New Mexico Mortgage Finance Authority**

- [Emergency Shelter Grants Program](#)
  - [Home Investment Partnership Program](#)
  - [Low Income Housing Tax Credit Program](#)
  - [Weatherization Assistance Program](#)
  - [Housing Opportunities For Persons With AIDS](#)
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# Catalog of Local Assistance

<http://cpi.nmdfa.state.nm.us>

## ■ **Department of Energy, Minerals and Natural Resources**

- [Clean Energy Grants Program](#)
- [Clean Fuels Transportation Program](#)
- [School Solar Demonstration Program](#)
- [Endangered Plant Species Program](#)
- [Inmate Work Camp Program](#)
- [Sustainable Forests Partnership](#)
- [Recreational Trails Grant Program](#)
- [Urban & Community Forestry Program](#)
- [Volunteer Fire Assistance](#)

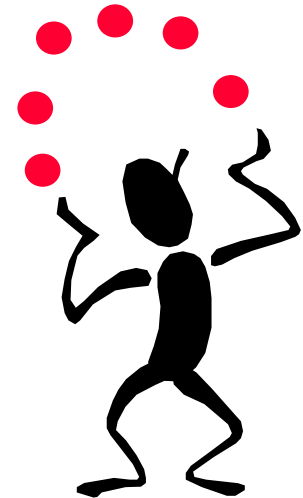
## ■ **Department of the Environment**

- [Clean Water Revolving Loan Fund](#)
- [Brownfields Assessment Program](#)
- [Colonias Wastewater Grant Program](#)
- [Rural Infrastructure Program](#)
- [Solid Waste Grant Program](#)
- [Tire Recycling Fund](#)



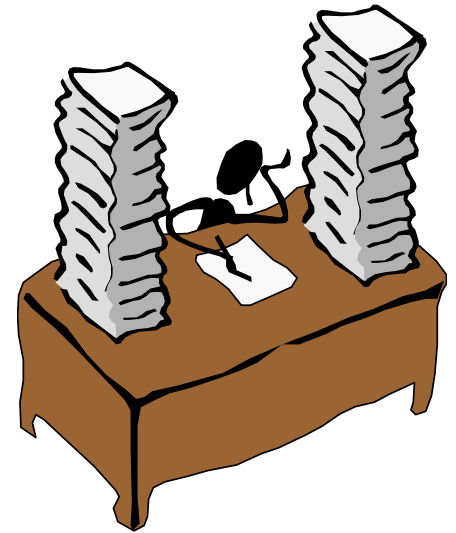
# Other Funding – NM State Law

- Land Development Fees
- Enterprise Zones
- Local Economic Development Funds
- Public Improvement Districts
- Convention Center Funding
- Tax Increment for Development
- Fire District Bonds



# and Finally.....

- **The Plan and Code Do Not Solve Every Important Local Issue or Change Everything Overnight !**
- Implementation Has Three Parts:
  - ❑ Policy followed by the Regulations
  - ❑ Public Investment
  - ❑ Public-Private Partnerships



“The day of growth is upon us, the people are full of confidence and hope. The day of realization is not far in advance of us when the sun shall rise ever upon a happy and prosperous people enjoying the wealth of abundance and living within a city the product of optimism, enterprise, and abundant natural resources.”

**Washington E. Lindsey**

Portales Pioneer

1<sup>st</sup> Mayor of Portales

3<sup>rd</sup> Governor of New Mexico

